

1 **Planning Board Minutes**  
2 **Tuesday, September 7, 2004**  
3

4 **Memorial Building**  
5 **150 Concord Street, Public Hearing Room**  
6

7 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack, Clerk,  
8 Sue Bernstein and Andrea Carr-Evans. Also present were Jay Grande, Planning Director and  
9 MaryRuth Reynolds, Administrative Assistant.

10 Meeting was called to order at 7:40 pm

11 **I. Approval of Minutes**

12 The Board reviewed the July 6, 2004 meeting minutes. Minor changes were  
13 recommended.

14 *Carol Spack motioned to accept the minutes as transcribed with minor edits.*

15 *Andrea Carr-Evans seconded the motion. The vote was 5 in favor 0 opposed.*

16 The Board reviewed the July 20, 2004 meeting minutes. Minor changes were  
17 recommended.

18 *Carol Spack motioned to accept the minutes as transcribed with minor edits. Sue*

19 *Bernstein seconded the motion. The vote was 5 in favor 0 opposed.*

20 **II. Public Hearing for special permit for use, special Permit for Increase in FAR**

21 **and Site Plan Review, Consolidated Group Service Company Limited**

22 **Partnership & Consolidated Ventures Limited Partnership, 15 Pleasant Street**

23 **Connector.**

24 In attendance for applicant: James Hanrahan- Bowditch & Dewey, Bryan Furze-

25 Crosspoint Assoc., David Mackwell- Kelly Engineering Group, Samuel Norod-

1 Elkus/Manfred, John W Hueber- Crosspoint, and Robert Michaud- MDM  
2 Transportation Consultants, Inc. James Hanrahan explained to the Board that the  
3 applicant had met previously with both the Framingham and Southboro Planning  
4 Boards and based on those discussions had developed this project to accommodate  
5 both towns. He also stated that this project was reviewed by the Metrowest Growth  
6 Management Association and noted there was a letter in the file from them. John  
7 Hueber gave a brief presentation on the purpose for the proposed expansion. He  
8 stated that the current tenant (Genzyme) had outgrown the space and is looking to  
9 expand or possibly move out of the area. Their wish was to keep the tenant in the area  
10 and was hoping to expand the current building to meet their growing needs. David  
11 Mackwell gave a brief presentation of the site design. He touched on the building  
12 location, entrance and traffic flow through the site, general parking, landscaping and  
13 lighting. He noted that they would like not to construct the overflow parking area  
14 across the street until a study could be conducted, after the full occupancy of the  
15 building, to verify the need for any additional parking. He stated that the site was  
16 designed to meet both Southboro and Framingham zoning regulations.

17 Sue Bernstein wanted to know what the FAR for the portion of the building in  
18 Framingham is. The applicant stated that the FAR for that portion was .52. There was  
19 a brief discussion of the parking deck and where it will be positioned. Thomas  
20 Mahoney asked what about the square footage of the addition in Framingham. James  
21 Hanrahan responded with approximately 14,317 sq ft. Thomas Mahoney asked about  
22 the square footage of the existing building. James Hanrahan responded with 67,282  
23 sq ft. There was a discussion on the FAR and the applicant agreed to provide the total

1 FAR for the Framingham portion of the site. Sam Norod gave a brief presentation on  
2 the proposed building design. He stated that they proposed to build an additional 3  
3 story building with as much glass as possible throughout the building in order to help  
4 reduce the mass. The proposed building will be constructed to utilize the existing  
5 entrance. He touched on the lighting for the proposed site, with noted detail to the  
6 parking structure. There was a brief discussion about the appearance of the parking  
7 structure and the applicant agreed to bring in material samples at the next meeting.  
8 Robert Michaud from MDM Transportation gave a brief presentation on the traffic  
9 for the site. His presentation consisted of a review of intersections determined to be  
10 the most impacted by the proposed project. He stated that they felt the proposed  
11 project would not create a significant impact on traffic or operation of the traffic  
12 signals. He also briefly discussed the parking and stated that the onsite parking was  
13 sufficient to handle the needed parking which is within both Southboro and  
14 Framingham zoning requirements. He stated that there is a plan for an additional  
15 parking lot across the street from the site but it would only be constructed if a need  
16 were found. Robert Michaud also stated that the applicant would be willing to  
17 provide improvements to the traffic signals in the area. There was some discussion  
18 with the Board about off-site parking and pedestrian traffic. Ann Welles was  
19 concerned about the snow storage area and the possible problems with storage near  
20 the wetlands. She wanted to see plans noting where the snow storage areas were to be  
21 placed. Carol Spack asked if the applicant had any plans to change the use from  
22 offices to lab space which might be a higher intensity use, potentially generating  
23 more traffic. The applicant responded that the space would remain as office space.

1 Andrea Carr-Evans asked if this triggered a MEPA report. The Applicant responded  
2 that it did not. Andrea Carr-Evans asked if they were going to provide bicycle  
3 parking and if not she requested that they consider installing some. Andrea Carr-  
4 Evans asked about the sidewalk and onsite pedestrian traffic because it was not  
5 represented clearly on the plan. The applicant stated that in fact it was not clearly  
6 represented, but that there were sidewalks along the site. There was some discussion  
7 between the Board and Jay Grande on the traffic and mitigation. Sue Bernstein still  
8 had issue with traffic and wanted to discuss it further, possibly with Southboro. She  
9 also felt that the format of the landscaping plan wasn't up to the standards of  
10 Framingham and wanted to see a more detailed plan. Jay Grande commented on the  
11 land banking of the parking and wants to resolve any conservation issues from both  
12 towns before building. The Board and the applicant discussed mitigation. The  
13 applicant stated that they would be looking at the improvement of the traffic lights in  
14 the area around the proposal site. The outstanding issues for this proposal that the  
15 Board wanted resolved were: review the landscaping plan, offline meeting to go over  
16 landscaping, get feed back on their view of traffic, specifically Willow Street, how  
17 to distribute mitigation money, architectural materials and mechanicals, clarification  
18 of the permitting issues on land banking the parking, snow storage, more detail on  
19 pedestrian walkways and parking garage. The applicant stated that they would be  
20 meeting with the Southboro Planning Board on September 28<sup>th</sup>.

21 ***This Public Hearing is continued to October 5<sup>th</sup> at 9:00 pm.***

22 **II. ANR plan Review for 110 Winter Street**

23 ***This review was rescheduled to Monday, September 13, 2004 at 8:45 pm***

1       **III.    Continued Public Hearing for Site Plan Review Approval, Special Permit for**  
2       **Use, Special Permit for Reduction in the Required Number of Parking Spaces,**  
3       **Special Permit for the Dimensional Relief from Off-street Parking Requirements**  
4       **and Public Way Access Permit, Murphy and McManus, 380 Waverly Street,**

5       *This hearing was continued to September 13<sup>th</sup> at 9:00 pm.*

6       **V.     Review, Water Supply Protection Overlay District**

7       The Board discussed the Groundwater Protection By-law. Jay gave a review of the  
8       ground water supply protection Overlay District By-law. The Board agreed that they  
9       would like to add a clause of exemption for single family homes

10      **VI.    Miscellaneous Administrative.**

11      **a.    Release of restrictions Wayside Circle Subdivision**

12       Peter Barbieri stated that the Board had received a revised bond estimate and that  
13       he would like to get the remaining 3 lots released. The Board agreed to release  
14       all remaining lots except for lot 85 which will be held until the bond issues were  
15       resolved.

16       *Ann Welles moved to except the bond amount as recommended by the Town*  
17       *Engineer most recently submitted for a value to be determined with the*  
18       *understanding that the Planning Board will release all but lot 85 and that lot*  
19       *will not be released until such time that the board has further bond that*  
20       *represents the landscape improvements specified on the approved plan and or*  
21       *the decision. The lots being released are 83, 84, 87 and 88. Sue Bernstein*  
22       *seconded the motion. The Vote was 4 in favor, 0 opposed and 1 abstained*  
23       *(Andrea Carr-Evans).*

1           **b. Updated Doeskin II Subdivision**

2           The Board discussed the drainage system liability issues and what assurance the  
3           town has that the system will be maintained and who would be responsible for  
4           overseeing that process. The Board and Peter Barbieri discussed the  
5           homeowner's documents and the set up of a reserve of \$3,000.00 to insure funds  
6           are available to repair or do needed maintenance. The homeowners association  
7           will be responsible to collect the funds, maintain and police the maintenance of  
8           the drainage system and will also retain the right to place a lien on the properties  
9           if any share of the funds is not paid. However the Town will also be able to step  
10          in if the homeowner's association fails with its responsibilities. The Board  
11          further discussed the available funds to finish the road ways in the Doeskin II  
12          Subdivision, Carter Drive area. DPW needs to respond to the road issue and  
13          when they will allow it to be completed. *Sue Bernstein motioned that the*  
14          *Planning Board release lots 8A, 9A and 14 subject to final review of the*  
15          *homeowner's documents with Town Counsel. Ann Welles seconded the*  
16          *motion. The vote was 3 in favor, 0 opposed and 2 abstained (Carol Spack &*  
17          *Andrea Carr-Evans).*

18          **c. 501 Cochituate Road, Minor Modification**

19          Peter Barbieri presented some small modifications to the site. Jay Grande  
20          requested addition guard rail which was done. *Sue Bernstein motioned that the*  
21          *board approve the minor modifications to 501 Cochituate Road as show on*  
22          *plan by Rizzo Associates dated July 19, 2002 revised August 20, 2004. Ann*

1                   *Welles seconded the motion. The vote was 3 in favor, 0 opposed and 2*  
2                   *abstained (Andrea Carr-Evans, Carol Spack).*

3       **VII. Planning Board Members' Prerogatives**

4           **a.** Carol Spack referenced a letter from the Board of Selectmen that stated they  
5           were forming a Farm Pond Study Committee. She would like to be the Planning  
6           Board's represented to this committee. Andrea Carr-Evans supports Carol Spack  
7           appointment to this committee. Sue Bernstein also supports this appointment and  
8           request that Carol Spack keep the Board abreast to any discussions or directions the  
9           committee might be going in. The Board appointed Carol Spack to be the Planning  
10          Board representative on the Farm Pond Study Committee.

11          **b.** Sue Bernstein spoke with the chair of the Board of Health about a joint meeting.  
12          *Sue Bernstein motioned that Thomas Mahoney send a letter to the Chair of the*  
13          *Board of Health inviting them to meet with us at an appropriate date to discuss the*  
14          *well and septic regulations. Carol Spack seconded the motion. The vote was 5 in*  
15          *favor and 0 opposed.* Thomas Mahoney noted that this was a good idea but would  
16          like to hold off the meeting until after town meeting.

17          **c.** Sue Bernstein would like to review the draft of the over 55 by-law. The Board  
18          discussed the changes made by Sue Bernstein.

19          **d.** The board discussed the town managers act. They will put together an Article to  
20          amend the by-law and present it to the Government Study Committee for discussion  
21          and then submit it to Town Meeting. Carol Spack and Sue Bernstein will attend that  
22          meeting.

1 e. The Board discussed that they will meet on Thursday September 9<sup>th</sup> at 7:30 to  
2 select the associate Board Member and then meet with the Selectmen after.

3 **VIII. Meeting adjournment**

4 *Andrea Carr-Evans motioned to adjourn. Ann Welles seconded the motion. The*  
5 *vote was 5 in favor 0 opposed. Meeting adjourned at 11:45 pm.*

6  
7  
8  
9  
10 Respectfully submitted,

11  
12 Mary Reynolds  
13 Recording Secretary  
14

15 **\*\*THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**  
16 **PLANNING BOARD MEETING OF SEPTEMBER 28, 2004.**  
17  
18  
19

20  
21 \_\_\_\_\_  
Thomas Mahoney, Chairman